

United States Bankruptcy Court  
Northern District of Ohio

In re:  
Richard M. Osborne  
Debtor

Case No. 17-17361-aih  
Chapter 11

**CERTIFICATE OF NOTICE**

District/off: 0647-1

User: lsmit  
Form ID: pdf730

Page 1 of 2  
Total Noticed: 16

Date Rcvd: Sep 13, 2018

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Sep 15, 2018.

db +Richard M. Osborne, 7265 Markell Road, Waite Hill, OH 44094-9312  
aty +Frederic P. Schwieg, 2705 Gibson Drive, Rocky River, OH 44116-3008  
aty +Gregory M. Dennin, Dennin & Dennin, 2745 Main Street, Lake Placid, NY 12946-3559  
cr +CSX Transportation, Inc., c/o McGuireWoods LLP, 50 N. Laura Street, Suite 3300,  
Jacksonville, FL 32202-3661  
cr +Chicago Title Insurance Company, 2533 North 117th Avenue, Omaha, NE 68164-3679  
cr Citizens Bank, N.A., c/o Michael S. Tucker, Esq., 1660 West 2nd Street, Suite 1100,  
Cleveland, OH 44113-1448  
cr +City of Willoughby, One Public Square, Willoughby, OH 44094-7827  
cl +Diane M. Osborne, 8255 Morley Road, Mentor, OH 44060-8033  
cr +Estate of Jerome T. Osborne, c/o Kirk W. Roessler, Esq., 1301 East Ninth Street Suite 3500,  
Cleveland, OH 44114-1838  
cr +First National Bank of Pennsylvania, c/o Buckingham, Doolittle & Burroughs,  
1375 East 9th Street Suite 1700, Cleveland, OH 44114-1790  
intp +Lakeland Community College, c/o Alison L. Archer, Assistant Attorney General,  
615 W. Superior Ave., 11th Floor, Cleveland, OH 44113-1899  
cr +Michael E. Osborne, Sr., 7670 Tyler Blvd., Mentor, OH 44060-4853  
cr +Ohio Department of Taxation, c/o William C. Huffman, 24441 Detroit Road, Suite 300,  
Westlake, OH 44145-1543  
app +Scott Hivnor, Advanced Appraisal Services, 37721 Vine Street Ste 3,  
Willoughby, OH 44094-6256  
cr +The Huntington National Bank, c/o Timothy P. Palmer, Esq., Buchanan Ingersoll & Rooney PC,  
One Oxford Centre 20th floor, Pittsburgh, PA 15219-1400

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.

intp +E-mail/Text: ecf@buckleyking.com Sep 13 2018 22:18:15 Zachary B Burkons,  
c/o Buckley King LPA, 600 Superior Ave., Suite 1400, Cleveland, OH 44114-2693  
TOTAL: 1

\*\*\*\*\* BYPASSED RECIPIENTS (undeliverable, \* duplicate) \*\*\*\*\*

cr Bank of America, N.A.  
cr Mentor Lumber & Supply Co.  
cr Tax Ease Ohio, LLC

TOTALS: 3, \* 0, ## 0

Addresses marked '+' were corrected by inserting the ZIP or replacing an incorrect ZIP.  
USPS regulations require that automation-compatible mail display the correct ZIP.

Transmission times for electronic delivery are Eastern Time zone.

**I, Joseph Speetjens, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.**

**Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed. R. Bank. P. 2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.**

Date: Sep 15, 2018

Signature: /s/Joseph Speetjens

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**CM/ECF NOTICE OF ELECTRONIC FILING**

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on September 13, 2018 at the address(es) listed below:

Adam S. Baker on behalf of Creditor Michael E. Osborne, Sr. abakerlaw@sbcglobal.net,  
adam@bakerlaw.us; abakerlaw@gmail.com  
Alison L. Archer on behalf of Interested Party Lakeland Community College  
alison.archer@ohioattorneygeneral.gov,  
Trish.Lazich@ohioattorneygeneral.gov; angelique.dennis-noland@ohioattorneygeneral.gov  
Andrew M. Tomko on behalf of Creditor Tax Ease Ohio, LLC atomko@sandhu-law.com,  
bklnotice@sandhu-law.com  
Austin B. Barnes, III on behalf of Creditor Tax Ease Ohio, LLC abarnes@sandhu-law.com,  
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Christopher J. Klym on behalf of Creditor Ohio Department of Taxation bk@hkhkwlaw.com  
David M. Neumann on behalf of Interested Party Zachary B Burkons dneumann@meyersroman.com,  
jray@meyersroman.com; mnowak@meyersroman.com  
David T. Brady on behalf of Creditor Tax Ease Ohio, LLC DBrady@Sandhu-Law.com,  
bklnotice@sandhu-law.com

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system (continued)

Dennis J. Kaselak on behalf of Claimant Diane M. Osborne dkaselak@peteribold.com,  
Cynthia@peteribold.com  
Frederic P. Schwieg on behalf of Attorney Frederic P. Schwieg fschwieg@schwieglaw.com  
Frederic P. Schwieg on behalf of Debtor Richard M. Osborne fschwieg@schwieglaw.com  
Gregory P. Amend on behalf of Creditor First National Bank of Pennsylvania gamend@bdblawn.com,  
grichards@bdblawn.com  
Jeffrey C. Toole on behalf of Interested Party Zachary B Burkons toole@buckleyking.com,  
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John J. Rutter on behalf of Creditor Mentor Lumber & Supply Co. jrutter@ralaw.com  
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Kirk W. Roessler on behalf of Creditor Estate of Jerome T. Osborne kroessler@walterhav.com,  
kballa@walterhav.com;slasalvia@walterhav.com  
LeAnn E. Covey on behalf of Creditor Bank of America, N.A. bknotice@clunkhoose.com  
Maria D. Giannirakis ust06 on behalf of U.S. Trustee United States Trustee  
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Matthew H. Matheney on behalf of Creditor First National Bank of Pennsylvania  
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Michael J. Sikora, III on behalf of Creditor Chicago Title Insurance Company  
msikora@sikoralaw.com, aarasmith@sikoralaw.com  
Michael S. Tucker on behalf of Creditor Citizens Bank, N.A. mtucker@ulmer.com  
Nathaniel R. Sinn on behalf of Creditor First National Bank of Pennsylvania nsinn@bdblawn.com,  
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r43087@notify.bestcase.com  
Stephen R. Franks on behalf of Creditor Bank of America, N.A. amps@manleydeas.com  
Timothy P. Palmer on behalf of Creditor The Huntington National Bank timothy.palmer@bipc.com,  
donna.curcio@bipc.com

TOTAL: 27

The court incorporates by reference in this paragraph and adopts as the findings and orders of this court the document set forth below. This document was signed electronically on September 13, 2018, which may be different from its entry on the record.

**IT IS SO ORDERED.**

**Dated: September 13, 2018**



  
ARTHUR I. HARRIS  
UNITED STATES BANKRUPTCY JUDGE

**IN THE UNITED STATES BANKRUPTCY COURT  
NORTHERN DISTRICT OF OHIO  
EASTERN DIVISION**

IN RE RICHARD M. OSBORNE, SR.  
*Debtor*

CASE NO. 17-17361  
JUDGE ARTHUR I. HARRIS  
CHAPTER 11

**ORDER GRANTING MOTION OF RICHARD M. OSBORNE, SR. TO EMPLOY SCOTT HIVNOR AND  
ADVANCED APPRAISAL AS APPRAISER**

The matter before the Court is the Motion of Richard M. Osborne, Sr. the Debtor, to employ Scott Hivnor as his appraiser in this case. No party in interest having objected to the Motion, the Court having reviewed the Motion finds the same well taken and is hereby granted.

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Prepared by:

/s/ Frederic P. Schwieg, Esq.

Frederic P. Schwieg, Esq. (0030418)

Attorney at Law

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Rocky River, OH 44116

(440) 499-4506

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fschwieg@schwieglaw.com

**ECF SERVICE LIST**

The following is a list of the parties who are on the list to receive e-mail notice/service for this case:

Gregory P. Amend on behalf of Creditor First National Bank of Pennsylvania  
gamend@bdblawn.com, grichards@bdblawn.com

Alison L. Archer on behalf of Interested Party Lakeland Community College  
alison.archer@ohioattorneygeneral.gov, Trish.Lazich@ohioattorneygeneral.gov;angelique.dennis-  
noland@ohioattorneygeneral.gov

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Austin B. Barnes, III on behalf of Creditor Tax Ease Ohio, LLC  
abarnes@sandhu-law.com, bk1notice@sandhu-law.com

Robert D. Barr on behalf of Creditor Chicago Title Insurance Company  
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David T. Brady on behalf of Creditor Tax Ease Ohio, LLC  
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LeAnn E. Covey on behalf of Creditor Bank of America, N.A.  
bknotice@clunkhooose.com

Stephen R. Franks on behalf of Creditor Bank of America, N.A.  
amps@manleydeas.com

Stephen John Futterer on behalf of Creditor City of Willoughby  
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Christopher J. Klym on behalf of Creditor Ohio Department of Taxation  
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Matthew H. Matheney on behalf of Creditor First National Bank of Pennsylvania  
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Nathaniel R. Sinn on behalf of Creditor First National Bank of Pennsylvania